



SINGLE STOREY OFFICE SUITE TO LET

683 SQ FT (63.4 SQM) APPROX

Office 15-20, Choles Yard, 284 High Road, North Weald, Essex, CM16 6EG

Choles Yard is a small development of business units prominently positioned on the B181 just off its junction with the A414.

Currently available is a suite of offices positioned to one end of the central office building. The suite, which has its own separate entrance, is divided into 3 offices with storage room to the rear. The office shares staff facilities with the remainder of the building which are accessed via an internal corridor.

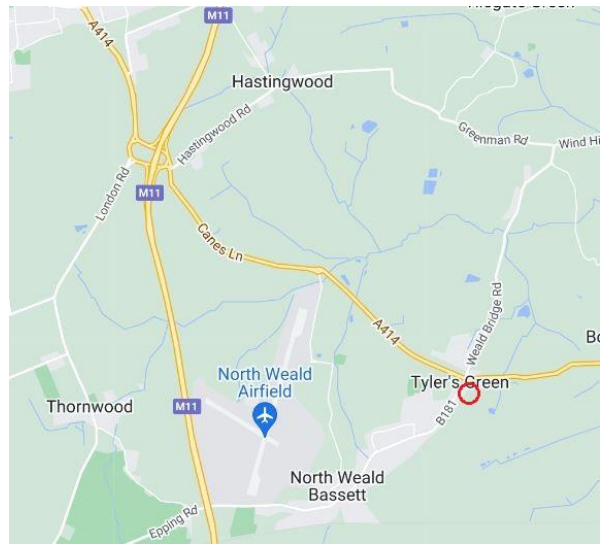
The tenant will have the right to park 4 cars in the communal car park.

- Convenient for M11 & M25
- 4 On-Site Parking Spaces
- One Year Term
- 3 Offices
- Storage Room
- Rateable Value £6,200
- VAT is not charged
- EPC Rating – D

RENT £8,275 per annum exclusive

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TERMS

The offices suite is available on a new leases for an initial term of one year. Should a tenant remain in occupation beyond this then the rent will be reviewed every three years.

A deposit equivalent to one month's rent is required to be held for the duration of the term.

SERVICE CHARGE

A service charge is levied towards heat power and light, maintenance of common parts and services, common water and drainage, exterior and structural repairs and maintenance, grounds and car park repair and maintenance, buildings insurance and cleaning of common areas and WCs. The service charge is reviewed annually, currently £423 per month.

BUSINESS RATES

We understand that the property has a Rateable Value of £6,200. Dependent upon individual circumstances, occupiers may be eligible for Small Business Rates Relief. Prospective occupiers should make their own enquiries of Epping Forest District Council - 01992 564064 to verify the Business Rates payable.

LEGAL COSTS & REFERENCING

Tenants are to contribute a sum of £200 plus VAT, towards the costs of obtaining references and producing the Lease.

Prospective tenants will be required to provide business accounts and satisfactory bank, accountant and two trade references.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Any intending tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We understand VAT is **not charged** on sums due.

MONEY LAUNDERING REGULATIONS 2017

Estate Agents are required to gain proof of identity from Companies and Individuals before accepting an offer for any property. A fee of £48 is payable towards our third party providers costs in gaining this information.

CONSUMER PROTECTION REGULATIONS

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or online at <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>



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